172.0	0012	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	759,300	/	759,300
USE VALUE:	759,300	/	759,300
ASSESSED:	759,300	/	759,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		ELY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILLCOX J SCOTT & KRISTEN C
Owner 2:	
Owner 3:	
Street 1:	11 ELY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	EARLY STEPHEN R/TRUSTEE -
Owner 2:	11 ELY ROAD REALTY TRUST -
Street 1:	11 ELY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1940, having primarily Wood Shingle Exterior and 1818 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	338,000	1,300	420,000	759,300
Total Card	0.138	338,000	1,300	420,000	759,300
Total Parcel	0.138	338,000	1,300	420,000	759,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.66 | /Parcel: 417.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	114717
GIS Ref	
GIS Ref	
Insp Date	11/03/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 172.0-0012-0009.0

!13391!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	338,000	1300	6,000.	420,000	759,300	759,300	Year End Roll	12/18/2019
2019	101	FV	255,600	1300	6,000.	414,000	670,900	670,900	Year End Roll	1/3/2019
2018	101	FV	255,600	1300	6,000.	318,000	574,900	574,900	Year End Roll	12/20/2017
2017	101	FV	255,600	1300	6,000.	300,000	556,900	556,900	Year End Roll	1/3/2017
2016	101	FV	255,600	1300	6,000.	276,000	532,900	532,900	Year End	1/4/2016
2015	101	FV	241,000	1400	6,000.	258,000	500,400	500,400	Year End Roll	12/11/2014
2014	101	FV	241,000	1400	6,000.	237,600	480,000	480,000	Year End Roll	12/16/2013
2013	101	FV	241,000	1400	6,000.	237,600	480,000	480,000		12/13/2012

PRINT

Date	Time
12/11/20	03:21:29

LAST REV

Date	Time
07/31/12	14:18:12
apro	

USER DEFINED

Prior Id # 1:	114717
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13391

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EARLY STEPHEN R	58119-113		12/20/2011		631,900	No	No		
GORDON SUZANNE	26536-378		7/30/1996		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/2007	1125	Redo Bat	17,500			G9	GR FY09	
6/17/2005	504	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2012	External Ins	BR	B Rossignol
11/3/2008	Meas/Inspect	189	PATRIOT
1/25/2000	Inspected	263	PATRIOT
12/21/1999	Mailer Sent		
12/13/1999	Measured	256	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

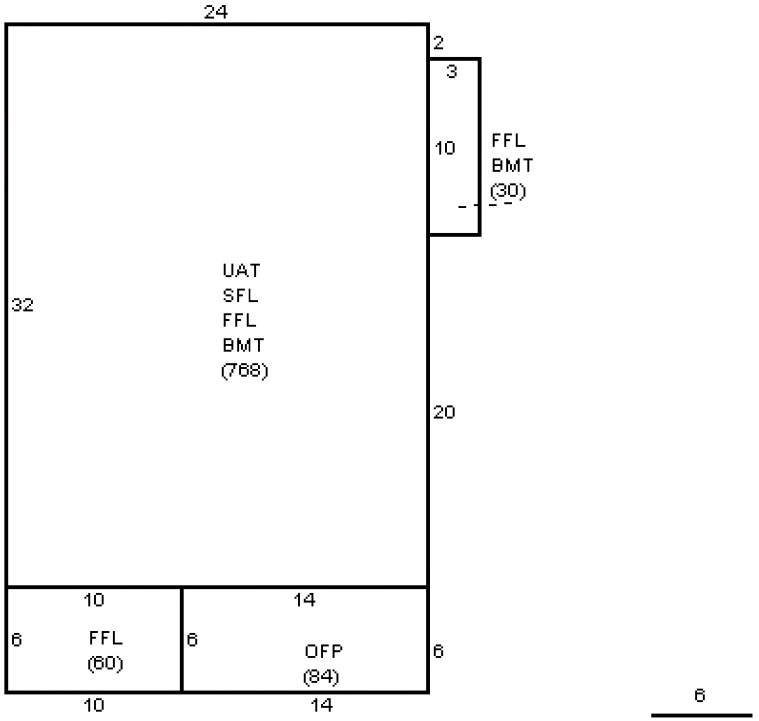
COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB 1		

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	30 %	
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29575646
Const Adj.:	0.98696071
Adj $ / SQ:	166.252
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415201
Depreciation:	77227
Depreciated Total:	337974

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	166.25
Special Features:	0	Val/Su Net:	125.19
Final Total:	338000	Val/Su SzAd	207.87

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	858	166.250	142,644
BMT	Basement	798	49.880	39,801
SFL	Second Floor	768	166.250	127,681
UAT	Upper Attic	192	128.010	24,579
OFP	Open Porch	84	35.670	2,996

Net Sketched Area:	2,700			Total:	337,701
Size Ad	1626	Gross Are	3276	FinArea	1818

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 172.0-0012-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X6	A	AV	1990	0.00	T	23.2	101						
22	Wood Deck	D	Y	1	12X12	A	AV	1980	12.94	T	31.2	101			1,300			1,300

More: N	Total Yard Items:	1,300	Total Special Featues:		Total: 1,300

IMAGE

AssessPro Patriot Properties, Inc